

New Park Village Estate Redevelopment

APRIL 2025 UPDATE

Dear Resident

Welcome to the New Park Village Estate Redevelopment resident update for April 2025. Since our previous update in February, there has been considerable progress made on the project that we are excited to share with you all.

Phase One Demolition Update

The demolition work on Phase One is progressing rapidly and the programme is running slightly ahead of schedule which is great news. All of the maisonette blocks in Phase One have now been fully demolished, with the former 'Sonic Sounds' building and adjacent bungalow due to come down by the end of this month.

DSM will be undertaking final groundworks in the coming weeks, levelling off the site and creating a compound for Keon Homes ahead of Phase One construction work commencing later this year.

As part of the Phase One demolition works, you may have noticed that the link bridge has also been removed by DSM. This was a necessary piece of work to ready the site for construction, and efforts have been made to mitigate any disruption for residents living in Phase Two. All residents directly adjacent to the link bridge were contacted ahead of the works and respite facilities at the TMC office were offered to affected residents for the duration of this work.



As the demolition has progressed, residents may have experienced some disruption through dust and noise. We have been assured by DSM that they are putting measures in place to mitigate any issues including using noise cancelling technology to minimise the sound as much as possible and damping down any dust with water hoses.

*If residents encounter any issues or concerns around the demolition they should contact **DSM** on their contact number, as displayed on the main entrance gate, **0121 322 2225**.*



Phase One Construction Update - Keon Homes

We are delighted to announce that construction of the Longford Road bungalows is expected to commence in early June, which will be a huge milestone for the redevelopment.

Corporate Architecture are currently finalising detailed designs for the bungalows, ahead of construction starting on site in the summer.

Keon Homes are also working alongside DSM to ensure the wider Phase One construction site is left as they need it in readiness for Phase One construction later in the year.

We shall keep you updated as we move nearer to construction commencing and we have detailed information on project timescales.

Allocation of New Build Properties

We have received some queries from residents on how the new build properties will be allocated once built. As discussed in previous Resident Steering Group (RSG) meetings and as referenced in the NPV Resident Charter, this will likely be managed by housing applications through Homes in the City and will be in-line with the existing Allocations Policy.

The first priority for the new builds will be given to residents that have been decanted from Phase One into Phase Two on the estate.

Second priority will be granted to residents already living in Phase Two who advised us they wished to remain on the estate.

Third priority will be given to any resident that moved away from the NPV estate but expressed a Right to Return, although this will be subject to an appropriately sized property being available.



Should there be any properties remaining, these will be advertised on Homes in the City and be allocated in-line with the existing Allocations Policy.

We are mindful that residents circumstances may have changed since our previous Housing Needs Survey. In order to ensure that the redevelopment has the appropriate housing mix, it is expected that a further Housing Needs Survey exercise will be carried out over the summer.

Further information on the allocation of the new builds and the new Housing Needs Surveys will be shared in our next resident update.

What else have we been up to?

Visit to Trinity C of E Primary School

On 24 March demolition contractors DSM, along with members of the NPV Project Team visited Trinity C of E Primary School. A presentation was made by Richard Jones, Director of DSM, informing the pupils about the NPV project. He also discussed Health and Safety around the site area and surrounding roads, as well as explaining how materials are recycled from the demolition site.

The presentation was really well received by the young students who showed a keen interest in the project by asking a number of excellent questions. We would like to thank the school for accommodating our visit and look forward to involving them in other events moving forward.





Igloo Presentation at the NBI

On 6 March we were thrilled to host a presentation at the National Brownfield Institute (NBI) in the 'Igloo' facility, showcasing the New Park Village project. A short film was put together by Corporate Architecture, demonstrating the 'journey' of the NPV redevelopment. The film provided a summary of the 'before' and 'after' visuals and included some fantastic photography and drone footage of the estate. Invites were sent out to RSG and Committee members, Council Directors and Senior Managers and everyone who attended was really impressed by what they saw.

The feedback received from the event was exceptional, beyond our expectations and it really presented the NPV redevelopment in a positive light. We would like to give a big thank you to all who attended the 'Igloo' event and especially to Corporate Architecture, Pixel Cove and our friends at the NBI for making it all happen.

MP at NPV

Earlier this month, Sureena Brackenridge MP visited New Park Village to learn more about the redevelopment project. A brief presentation on the redevelopment was shared with Sureena and Cllr Evans, followed by a site walkaround.

Sureena was very impressed with how the project is progressing and was excited about how impressive the CGIs of the new properties looked.

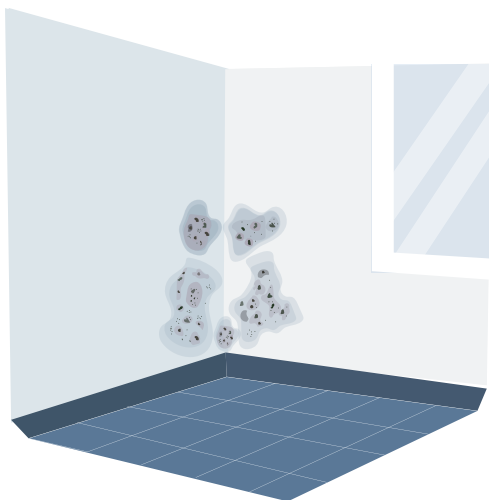


Window Replacement Programme



There are only a handful of properties still remaining in Phase Two that require replacement windows. If you have not yet been contacted by United Living and believe you should have had replacement windows installed, please contact Housing Estate Renewal Officer **Nina Bahia** on **07545 501330** or by emailing: **Nina.Bahia@wolverhampton.gov.uk** who can contact United Living to arrange a window inspection on your behalf.

Damp and Mould Treatment



If residents notice any damp and mould in their home, it is important that it is reported immediately so that it can be treated quickly and effectively.

*If you have any signs of damp and mould in your property, please report it ASAP directly to **Wolverhampton Homes** on **01902 556789** or via their website at: www.wolverhamptonhomes.org.uk/contact-us.*

NPV Estate Management Arrangements

The TMC office at Ellerton House is now back open to the general public and the TMC has taken back some services, including rents, estate services and tenancy management.



Please note, however, that any housing repairs, for the time being, should still be reported to **Wolverhampton Homes** on **01902 556789** or their **Out of Hours Team** on **01902 552999**. You can also find contact details on the Wolverhampton Homes website at: www.wolverhamptonhomes.org.uk/contact-us.

For independent tenant advice and support around housing-related matters (but not housing repairs), you can still contact the Independent Tenant Advisor, **Bill Heywood** on **07507 381697** or by emailing him at: info@bushburyhill.co.uk.

For further information on anything regarding the NPV redevelopment project, please contact the Housing Estate Renewal Officer, **Nina Bahia** on **07545 501330** or by emailing her at: Nina.Bahia@wolverhampton.gov.uk.

You can also contact the **NPV Project Team** by emailing: npvregen@wolverhampton.gov.uk.

Finally, we would like to thank residents for their patience during the redevelopment works. We appreciate that the works may have caused some disruption, but as a team we are working hard to minimise this as much as possible.